

L & T. No.

020083929

2002

Civil Court of the City of New York
County of BRONX Housing Part

1511 SHERIDAN LLC

against

JOSE L. CRESPO

1521 SHERIDAN AVENUE
BRONX, NEW YORK

APT # C35
John Doe and Jane Doe
Amount Claimed \$

\$4,279.97

PETITION-NON-PAYMENT

DWELLING

Notice of
Petition served on _____

Notice of
Petition returned on _____

Notice of
Petition issued on _____

Tenant appears on _____

but fails to answer.

Tenant answers on _____

Answer is _____

Set for Trial on _____

Landlord notified on _____

Sufficiency of answer referred

to court _____

Raises _____

issue

Attorney for Petitioner

Judge

THE PETITION OF

alleges: upon Information and Belief
1. Petitioner is the landlord of the premises

2. Respondent(s) JOSE L. CRESPO
is (are) tenant(s) in possession of said

premises pursuant to a WRITTEN rental agreement
wherein respondent promised to pay to landlord as rent \$ 477.00
each month in advance on the 1st day of each month

3. Respondent JOSE L. CRESPO

4. Respondents are now in possession of said premises. Said premises are "John & Jane Doe" is the undertenant of the above said respondent tenant(s) the residence of the tenant(s) and undertenant(s) herein.

5. The premises from which removal is sought were rented for dwelling ALL ROOMS in building known as APT # C35

6. Pursuant to said agreement there was due from respondent tenant(s), the sum of \$ 4,279.97 in rent and additional rent as follows:

LEGAL FEE	\$177.50	LATE FEE	\$105.50	FEB02/BAL	\$180.97
MAR02	\$477.00	APR02	\$477.00	MAY02	\$477.00
JUN02	\$477.00	JUL02	\$477.00	AUG02	\$477.00
SEP02	\$477.00	OCT02	\$477.00		

7. THE APARTMENT IS SUBJECT TO RENT STABILIZATION LAW AND THE RENT DOES NOT EXCEED THE LAWFULLY STABILIZED RENT PERMITTED UNDER THE LAW. THE APARTMENT IS NOW SUBJECT TO THE OMNIBUS HOUSING ACT OF 1983 AND IS REGISTERED WITH DHCR.

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8. Said rent has been demanded

9. Respondents have defaulted in the payments thereof and continue in possession of premises without permission after said default.
10. The premises are a multiple dwelling and pursuant to the Housing Maintenance Code Article 41 there is a currently effective registration statement on file with the Office of Code Enforcement which designates the managing agent named below, a natural person over 21 years of age, to be in control of and responsible for the maintenance and operation of the dwelling. Multiple Dwelling No. 00201000

Agent: DANIEL TORRES

WHEREFORE Petitioner requests a final judgment against respondent(s) for the rent demanded herein, awarding possession of the premises to petitioner landlord, and directing the issuance of a warrant to remove respondent(s) from possession of the premises together with costs and disbursements of this proceeding. Dated: 10/02/02 1511 SHERIDAN LLC

STATE OF NEW YORK, COUNTY OF

that he is one of the attorneys for the Petitioner;

NASSAU

that he has read the foregoing petition and knows the contents thereof; that the same are true to his own knowledge except as to matters stated to be upon information and belief; and as to those matters he believes them to be true.

"The grounds of deponent's belief as to all matters not stated upon deponent's knowledge are as follows: statements and/or records provided by petitioner, its agents and/or employees and contained in the file in the attorney's office."

This verification is made pursuant to the provisions of RPAPL 741.

STEVEN J. MASEF

10/02/02

The Undersigned affirms under penalty of perjury

PETITION Non-Payment

MADE HEAD TO HEAD

0201

CIVIL COURT

CLERK

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